

PRIVATIZED HOUSING BRIEFING SHEET

This checklist is prepared to ensure that you are briefed on PH policies and procedures. Military members will always have freedom of choice in selecting where they want to live (local community or privatized housing) unless directed to reside on base or dorms.

Housing Management Office (HMO) Services: 8090 E. Ironwood St, 228-3687/5705

- a. Referral to Privatized Housing/Off-Base Housing
- c. Government Paid Local Move/Storage
- b. Off-base Information (Apartments/Home Rentals & Sales)
- d. Process advance applications for outgoing personnel

Privatized Housing (PH): Soaring Heights Communities (SHC), 8090 E. Ironwood St, (520) 745-5024

1. Rental Rate/Payment: The monthly rental rate will equal the military members with dependent rate BAH. Military married to military will be at the senior ranking member at with dependent rate. Rent must be paid by allotment to SHC. SHC includes a basic renter's insurance policy at no expense to the occupant with deductibles. Service member is encouraged to supplement this basic renter's insurance base upon their own assessment to protect their own interest.
2. Utility Billing: Currently, rent includes all utilities. During Initial Development (IDP), SHC will bear all responsibility for all utility cost (electric, water, gas, etc.). Following the IDP, tenants will be responsible for paying for their electric and gas consumption. Tenant utility allowance will be based on 110% of average estimated electric and gas costs. For more information, contact SHC.
3. Lease: The occupant must sign a one-year lease (month to month after initial year) and must provide 28 days written notice for termination of quarters due to PCS, separation, retirement, deployment orders, or voluntary move. No security deposit or application fees will be required for active duty military personnel. However, the occupant is still responsible for any and all damages beyond fair wear and tear. **A member must have at least 6 months retainability on installation to be assigned PH.**
4. Pets: A non-refundable \$200 pet fee will be required and is limited to two domestic pets per household. Any animal demonstrating aggressive behavior must be immediately and permanently removed from PH. Check with SHC or HMO regarding pet policies and restrictions.
5. Operating Private Business/Day Care in PH: Residents desiring to provide day care and operate private businesses in PH must obtain approval, in writing, from SHC and subsequently the installation commander. Approval must be obtained prior to start of business. For additional guidance regarding Family Day Care, contact Family Day Care Office at 228-3336.
6. Family Separation/Divorce: If your dependent(s) no longer reside with you in PH, you must notify SHC.
7. Entitlement Change: Any entitlement change (promotion/demotion) must be reported to SHC. In addition, change of entitlement that might authorize you additional bedroom or rank change (JNCO to SNCO, CGO to FGO), please contact SHC for guidance.
8. Local Moves: Local moves from community housing to PH are paid on a one-time basis after PCS. To perform a government paid move, please contact HMO to **obtain an AF Form 150 prior to moving your household goods**. If you have previously resided in Military Family or PH, you might not be authorized a government paid move (move will be at member's expense). If funded AF Form 150 is issued and **NOT USED, you must notify the HMO immediately**.
9. Storage of Excess Household Goods (HHG): Member is entitled to government paid storage of HHG (furniture items) excess to needs or insufficient space while occupying PH. Requests must be made **within 30 days of assignment to PH**.
10. Retention of Quarters: Request to retain quarters due to retirement, separation, remote tour, PCS to school, or hardship must require approval from SHC. Contact SHC for appropriate guidelines/policy.
11. Extended Visitors: Extended visitor residing in PH must be reported and will require approval from SHC. Contact SHC for guidelines/policy.
12. Speed Limit: Housing area speed limit is **15 MPH**. Please be aware of all school zones.
13. All residents residing in PH are required to register privately-owned firearms at the 355 SFS armory, building 1358, using the AF Form 1314 & AF Form 2760, Firearms Registration. Under no circumstances will any person(s) store loaded weapons on DMAFB. Sale, purchase, and/or distribution of weapons are strictly prohibited on DMAFB. If you have any questions, please contact 355 SFS at 228-7992/7993/5878. No transport of weapons in POV's unless going from range to residence or from SFS to Armory.

Member's Signature

Housing Counselor

Date